

GEAUGA COUNTY RECORDER HEREBY CERTIFIES THE FOLLOWING RECORDING OF THE PLAT OF THE MINOR SUBDIVISION ON THIS 1 DAY OF June, 1999, 11:27 A.M.

557235

VOLUME 28 PAGE 2
Catherine H. Heiden
GEAUGA COUNTY RECORDER

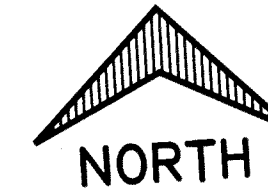
MINOR SUBDIVISION PLAT

for
PATRICIA L. HLAVIN

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEAUGA, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT NO. 8, TRACT NO. 3.

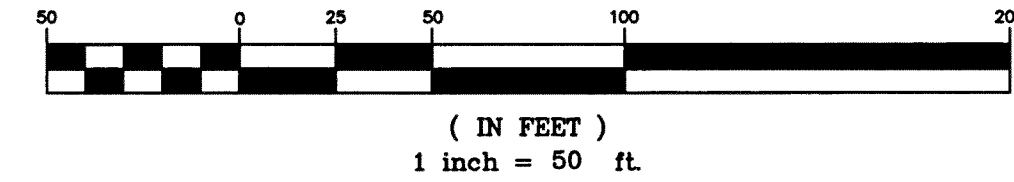
DEED REFERENCE: VOL. 769, PG. 870

TOTAL AREA PARCEL TO C/L 8.0285 Ac.
AREA NEW LOTS 7.5463 Ac.
AREA R.O.W. BELL STREET 0.4822 Ac.



DECEMBER 9, 1998
REVISED: APRIL 13, 1999

GRAPHIC SCALE



ZONING

MAIN:
R-1-B SINGLE FAMILY ZONE
150 FOOT MINIMUM LOT WIDTH
75 FOOT MINIMUM FRONT YARD
50 FOOT MINIMUM REAR YARD
25 FOOT MINIMUM SIDE YARD
1.0 ACRE MINIMUM LOT AREA

ACCESSORY:
STRUCTURES
20 FOOT MINIMUM SIDE YARD
20 FOOT MINIMUM REAR YARD

NOTES

SEWAGE DISPOSAL - SEPTIC SYSTEMS
WATER SUPPLY - WELLS

---x---x--- SPLIT RAIL FENCE

APPROVALS

THIS PLAT HAS BEEN APPROVED BY PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO ON THIS 15 DAY OF April, 1999.

Maureen D. Tomko
PLANNING COMMISSION SECRETARY

APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER
[Signature] 4/15/99
ENGINEER DATE

APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR
[Signature] 4/15/99
SOLICITOR DATE

TRANSFERRED 6-1-99
Tracy A. Jemison JRC
COUNTY AUDITOR

ACCEPTANCE and DEDICATION

I, THE UNDERSIGNED, OWNER OF THE LANDS EMBRACED WITHIN THIS MINOR SUBDIVISION AND DESCRIBED IN THE DEED RECORDED IN VOLUME 769, PAGE 870 OF GEAUGA COUNTY DEED RECORDS DO HEREBY DECLARE THIS PLAT TO BE HER FREE ACT AND DEED.

IN WITNESS WHEREOF PATRICIA L. HLAVIN HEREUNTO SET HER HAND THIS 14 DAY OF April, 1999.

Patricia L. Hlavin PATRICIA L. HLAVIN
James S. Holt JAMES S. HOLT
WITNESS PRINT NAME
David Hocnar DAVID HOCNAR
WITNESS PRINT NAME

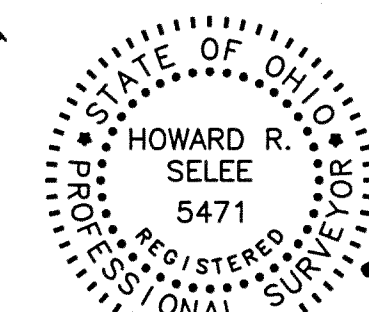
STATE OF OHIO }
COUNTY OF Geauga } S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED PATRICIA L. HLAVIN WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED. AND AFFIXED MY OFFICIAL SEAL AT South Russell, OHIO, THIS 14 DAY OF April, 1999.

Devia Lee Kenjo NOTARY PUBLIC
January 20, 2000 MY COMMISSION EXPIRES

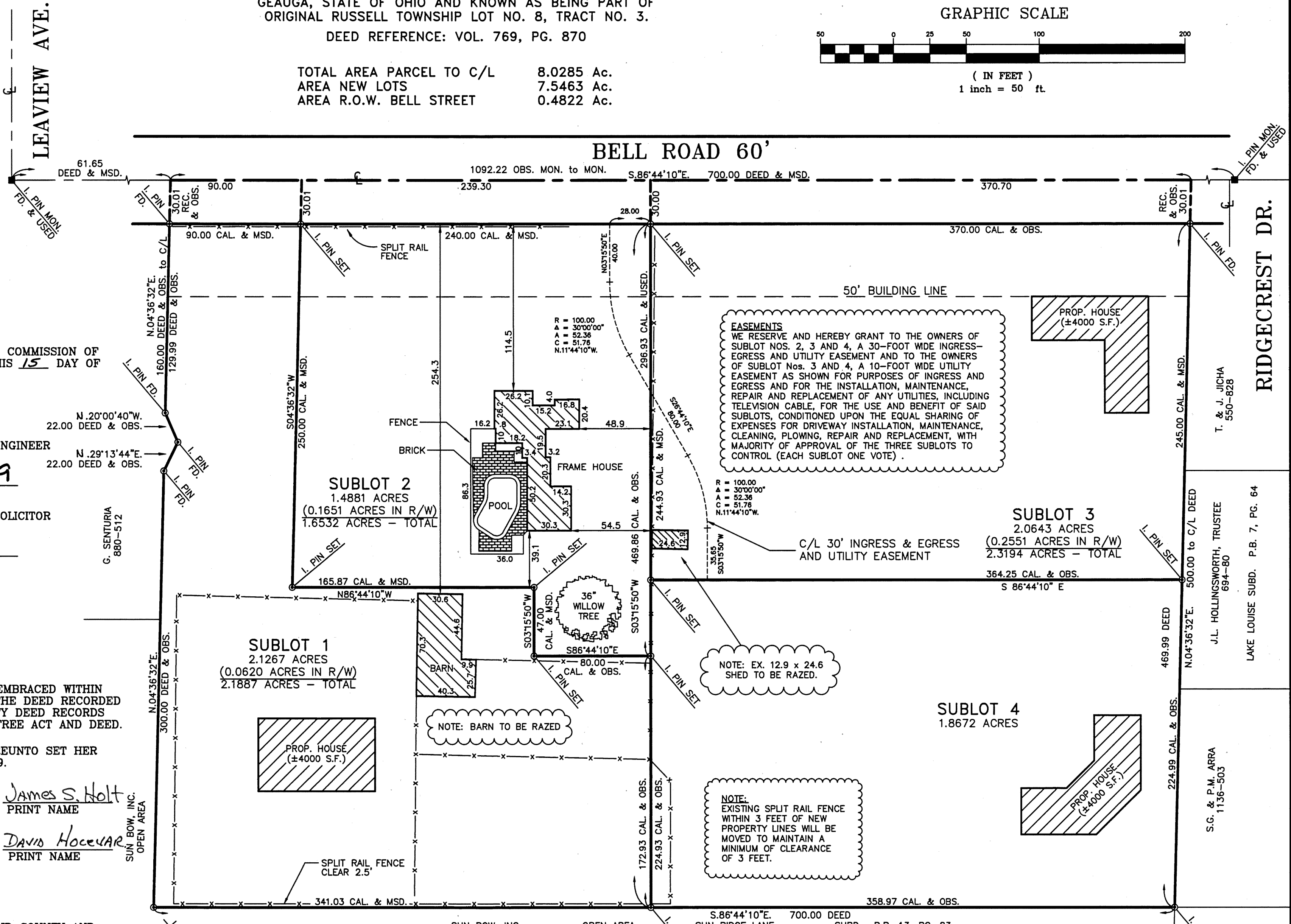
I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown are expressed in feet and decimal parts thereof. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Howard R. Selee
Howard R. Selee, Registered Surveyor #5471



Bearings correlate to the value of S. 86°44'10" E. assigned to the north line of the Sun Ridge Lane Subdivision, retraced between monuments illustrated as found and used on this Minor Subdivision Plat.

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129 • (216) 398-0280
FILE NO. 95809-18



28-2